



## ORS CHAPTER 90

*The list below provides quick links to the sections of Landlord Tenant Law the Housing & Neighborhood Services Division most commonly refers community members to review.*

Abandoned Property <ul style="list-style-type: none"> <li>- Disposing of property abandoned by a tenant</li> </ul>	<a href="#">90.425</a>	Notice Requirements <ul style="list-style-type: none"> <li>- Actual <a href="#">90.150</a></li> <li>- Nail &amp; Mail <a href="#">90.155</a></li> <li>- Periods &amp; Calculations <a href="#">90.160</a></li> <li>- Rent Increase <a href="#">90.600</a></li> <li>- Required <a href="#">90.394</a> &amp; <a href="#">90.427</a></li> </ul>	
Accessing Property <ul style="list-style-type: none"> <li>- General <a href="#">90.322</a></li> <li>- Abuse of <a href="#">90.322(2) &amp; (8)</a></li> </ul>		Occupancy Rules	<a href="#">90.262(3)</a>
Applications <ul style="list-style-type: none"> <li>- Evaluation <a href="#">90.303</a></li> <li>- Denial <a href="#">90.304</a></li> <li>- Screening Fees <a href="#">90.295</a></li> </ul>		Pets <ul style="list-style-type: none"> <li>- Unauthorized <a href="#">90.405</a></li> <li>- Termination <a href="#">90.396</a></li> </ul>	
Deposits	<a href="#">90.300</a>	Remedies <ul style="list-style-type: none"> <li>- Application Fee <a href="#">90.295(8)</a></li> <li>- Domestic Violence <a href="#">90.445</a>, <a href="#">90.449</a>, <a href="#">90.543</a>, <a href="#">90.456</a>, &amp; <a href="#">90.459</a></li> <li>- Essential Service <a href="#">90.370</a> &amp; <a href="#">90.375</a></li> <li>- Improper fee/deposit <a href="#">90.297(6)</a></li> <li>- Landlord noncompliance <a href="#">90.360</a></li> <li>- Rent increase <a href="#">90.220</a></li> </ul>	
Domestic Violence <ul style="list-style-type: none"> <li>- Tenancy of non-victim <a href="#">90.456</a></li> <li>- Changing locks <a href="#">90.459</a></li> <li>- Retaliation <a href="#">90.449</a></li> <li>- Terminating perpetrator <a href="#">90.445</a> &amp; <a href="#">90.459</a></li> <li>- Terminating victim <a href="#">90.453</a></li> </ul>		Rental Agreement, copy	<a href="#">90.305(4)(b)</a>
Essential Services	<a href="#">90.365</a> & <a href="#">90.375</a>	Rental Screening Criteria	<a href="#">90.295(3)</a>
Evictions <ul style="list-style-type: none"> <li>- For repairs <a href="#">90.385(4)(b) &amp; (d)</a></li> </ul>		Repairs <ul style="list-style-type: none"> <li>- By tenant <a href="#">90.145</a></li> <li>- Eviction to repair <a href="#">90.385(4)(b) &amp; (d)</a></li> <li>- Landlord entry to repair <a href="#">90.322(c)</a></li> </ul>	
Fees <ul style="list-style-type: none"> <li>- Late fee <a href="#">90.260(4)</a></li> <li>- Prohibited <a href="#">90.297</a></li> </ul>		Security Deposit	<a href="#">90.300</a> & <a href="#">90.360(5)</a>
Habitability <ul style="list-style-type: none"> <li>- Damages/Remedy <a href="#">90.360</a></li> <li>- Essential Services <a href="#">90.365</a></li> <li>- Repair &amp; Deduct <a href="#">90.368</a></li> </ul>	<a href="#">90.250</a> & <a href="#">90.320</a>	Smoke Detectors <ul style="list-style-type: none"> <li>- Carbon monoxide <a href="#">90.100(5) &amp; (6)</a></li> <li>- Fees for removal <a href="#">90.302(2)</a></li> <li>- Tampering <a href="#">90.325(2)(a)</a></li> <li>- Testing <a href="#">90.325(1)(f)</a></li> </ul>	<a href="#">90.316</a> , <a href="#">90.317</a> , <a href="#">90.320</a>
Lease <ul style="list-style-type: none"> <li>- Break fee <a href="#">90.302</a> &amp; <a href="#">90.410</a></li> <li>- Fixed term break <a href="#">90.302(2)(e)</a></li> <li>- Terms, general <a href="#">90.262</a></li> <li>- Terms, prohibited <a href="#">90.245</a></li> </ul>		Squatter / Unauthorized Person	<a href="#">90.110</a> , <a href="#">90.403</a> , <a href="#">90.275</a>
Non-Payment <ul style="list-style-type: none"> <li>- Late Fee <a href="#">90.260(6)</a></li> <li>- Rent <a href="#">90.394</a></li> </ul>		Temporary Occupant	<a href="#">90.275</a>

Termination by landlord	
- Code violation posted	<a href="#"><u>90.380</u></a>
- For Cause	<a href="#"><u>90.392</u></a>
- Non-payment of rent	<a href="#"><u>90.394</u></a>
- 24 notice	<a href="#"><u>90.394</u></a>
- Periodic tenancies	<a href="#"><u>90.427</u></a>
Terms of Rental Agreement	
- Rental agreement	<a href="#"><u>90.220</u></a>
- Prohibited	<a href="#"><u>90.245</u></a>
Towing	<a href="#"><u>90.485</u></a>
Unlawful Entry	<a href="#"><u>90.322(8)</u></a>
